




McEwan Fraser Legal

Solicitors & Estate Agents

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31 Gairn Mews

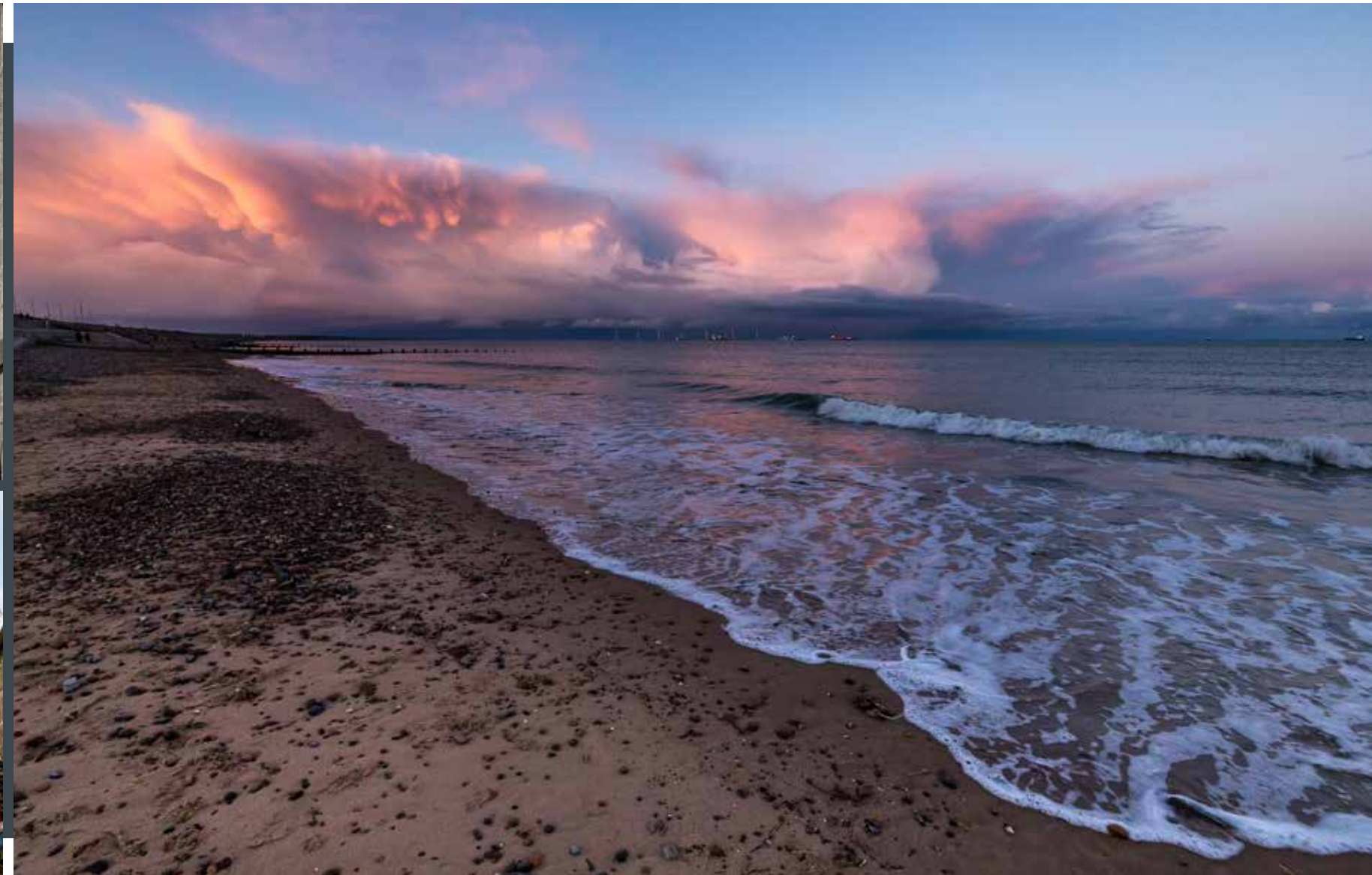
GAIRN TERRACE, ABERDEEN, AB10 6FL

THE LOCATION

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Gairn Mews is located just off Holburn Street, a popular development of apartments that was completed and built by the renowned Stewart Milne Group approximately 20 years ago. There are various main arterial routes making all parts of the city easily accessible. The area is well served by local shops, with larger retail outlets available at the nearby Bridge of Dee Retail Park, which includes Asda, Sainsbury, Boots and B&Q outlets. Public transport provides a quick route to the city centre and also Robert Gordon University's Garthdee Campus. There are pleasant walks close by, along the River Dee, the Old Deeside Railway Line and within Duthie Park, which also boasts a colourful Winter Garden.

The property is located just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy; you also have some superb recreational and leisure facilities all within easy reach and a list of activities for the outdoor enthusiast. With the city offering further excellent bus and rail service, national and international flights being provided from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt and West to the city of Inverness. The property is also ideally located for both the student and the professional employee.



31 GAIRN MEWS

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Forming part of a much sought after development, a fantastic opportunity to purchase an exceptionally spacious two bedroom second floor flat, presented to the market in a walk-in condition. 31 Gairn Mews enjoys the conveniences of a security entry system, resident's car parking with a factor being appointed for the upkeep of the communal grounds and internal areas. Offering generous sized accommodation this spacious well present property has been maintained by the present owners continually upgrading when and where required further benefiting from full double glazing gas central heating and supporting a fresh and bright décor throughout.

The accommodation comprises of a welcoming spacious entrance hallway with large storage

cupboard, bright and airy lounge with ample space for both living and dining furniture, modern kitchen fitted with an array of stylish wall units and contrasting work surfaces.

The two bedrooms are double in size and boast built-in wardrobes. Completing the accommodation, the family bathroom is fitted with a white three-piece suite including an over the bath shower. Immaculate walk-in condition and would suit the student the professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.

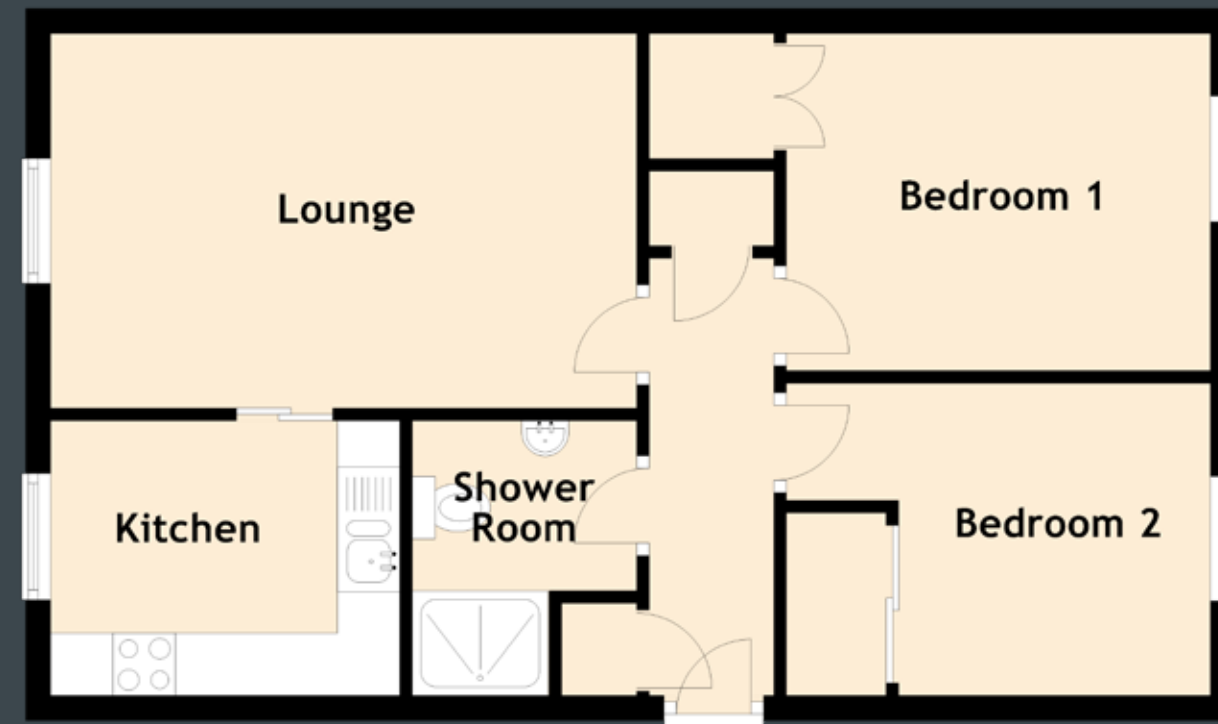
Off-street residential and visitor car parking, with a factor maintaining the landscaped gardens and communal areas.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



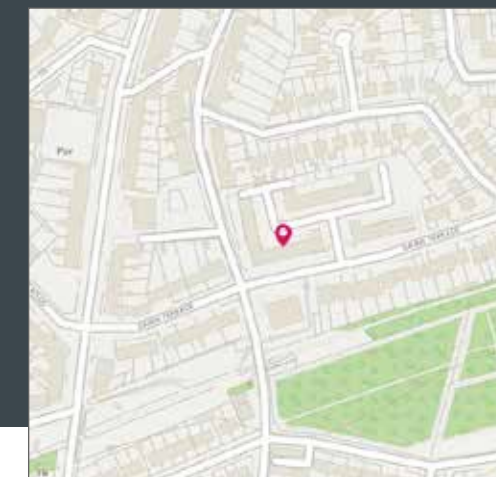
Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.00m (9'10")
Kitchen	2.80m (9'2") x 2.20m (7'3")
Bedroom 1	3.40m (11'2") x 2.70m (8'10")
Bedroom 2	3.40m (11'2") x 2.50m (8'2")
Shower Room	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m²): 48m²

EPC Rating: C

Extras (Included in the sale): The property will be sold inclusive of all fitted floor coverings, curtains/blinds and light fittings. All other soft furnishings and electrical items are by separate negotiation.





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**Part
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Text and description
PETER REID
Surveyor



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALLY CLARK
Designer